

TRUSTEE'S DEED
(Maine Statutory Short Form)

DLN: 1002040101023

KNOW ALL BY THESE PRESENTS, That I, **Patricia Bernadette Anderson, and Franz Elmer Anderson, Trustees of Anderson Family Trust dated February 2, 2012, as restated on August 11, 2016, and any amendments thereto**, whose mailing address is **1972 Anniston Drive, The Villages, FL 32162**, by the power conferred by law, and every other power, and for consideration paid, grant to **James L. Krakowka and Mary Sharon Krakowka** whose mailing address is **5 Cypress Creek Road, Old Orchard Beach, ME 04064** as **JOINT TENANTS with QUITCLAIM COVENANTS**, all of the right, title, and interest vested in the trust in and to the real property in the Town/ of **Kennebunk**, County of **York** and State of **Maine**, described as follows:

Unit No. 102 (the "Unit") of the condominium known as **The Coastal Woods Condominium** (hereinafter "**Condominium**") located in the Town of **Kennebunk**, County of **York** and State of **Maine**, shown on the "**First Amended Final**" Condominium plat plan entitled "**CONDOMINIUM PLAT - COASTAL WOODS CONDOMINIUM, KENNEBUNK, MAINE**" approved by the Town of **Kennebunk** Planning Board on **February 23, 2015** and recorded at the **York County Registry of Deeds** in Condominium File **832**, Page **2** and Page **3** (hereinafter "**Plat**") and in accordance with the "**Declaration of Condominium for Coastal Woods Condominium**" (hereinafter "**Declaration**") under the provisions of the **Maine Condominium Act**, which Declaration is dated **July 18, 2014** and recorded at said Registry in Book **16866** Page **568**; as amended by the first amendment to the Declaration, dated **September 2, 2014** and recorded at said Registry in Book **16885**, Page **204** and the second amendment to the Declaration dated **June 23, 2015** and recorded at said Registry in Book **17044**, Page **731**, and third amendment to the Declaration, dated **February 22, 2016**, and recorded in Book **17189**, Page **184** and on those condominium plans recorded in Condominium File **832**, Pages **4, 5** and **6** ("**Plans**") as the same may be further amended.

The Unit is conveyed together with:

1. A percentage interest appurtenant to the Unit in the Common Elements as set forth in Exhibit B of the Declaration and any amendments thereto, and as are shown on the Plat and Plans as the same may be further amended.
2. An exclusive right to use the Limited Common Elements appurtenant to any particular Unit as specified in the Declaration and as shown the Plat and Plans as the same may be further amended.
3. All rights and easements as described in the Declaration and as may be shown on the Plat and Plans as the same may be further amended.

The Unit is conveyed subject to:

1. The easements, covenants, obligations, and conditions, restrictions, reservations and encumbrances contained or referred to in the Declaration and as shown on the Plat and Plans as the same may be further amended.

Maine R.E. Transfer Tax Paid

2. The provisions of the Declaration, the Plat and Plans, and the Bylaws for Coastal Woods Condominium Owners' Association, Inc., as the same may be amended from time to time, which provision, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having any interest or estate in any particular Unit.

3. Department of Environmental Protection Storm Water Management Law Findings of Facts and Order, permit No. L-25998-NJ-C-N, recorded at Book 16717, Page 591 and Department of Environmental Protection Storm Water Management Law Findings of Fact and Order, permit No. L-25998-NJ-D-A, recorded at Book 17460, Page 913.

Meaning and intending to convey and hereby conveying Unit No. 102, together with and subject to all of the rights and obligations described or referenced herein.

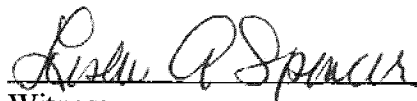
Meaning and intending to convey and conveying the real property described in a deed to Franz Elmer Anderson and Patricia Bernadette Anderson, Trustees of the Anderson Family Trust dated February 2, 2012, as restated on August 11, 2016, by virtue of a deed from Common Care, Inc., dated June 27, 2018 and recorded in the York County Registry of Deeds at Book 17743, Page 387.

Certification of Trust

Pursuant to 18-B MRSA §1013, now comes, **Patricia Bernadette Anderson, Trustee and Franz Elmer Anderson, Trustee of Anderson Family Trust**, hereinafter "Trust", and under oath, certifies the following as true:

1. The Trust was executed and remains in full force and effect and has not been revoked, terminated, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect;
2. We are the sole current Trustees in charge of said Trust;
3. Under the terms of the Trust, we are vested with the full power and authority to transact all business related to Trust property;
4. In particular, We are authorized under the terms of the Trust to execute and deliver this Deed in the Town of Kennebunk, County of York and State of Maine and to direct disposition of sale proceeds, and to authorize an agent to act on my behalf during the closing if we so choose.

WITNESS my hand and seal this 30 day of July, 2020.


Witness

Anderson Family Trust

By: , Trustee
Patricia Bernadette Anderson, Trustee

Leslie A. Spencer
Witness

Anderson Family Trust

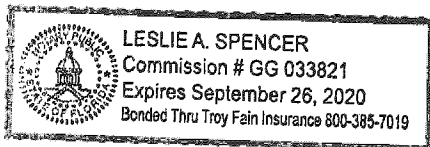
By: Franz Elmer Anderson, Trustee
Franz Elmer Anderson, Trustee

STATE/Commonwealth of FLORIDA
COUNTY OF SUMTER, ss.

July 30 2020

Personally appeared on the above date the above-named **Patricia Bernadette Anderson, Trustee** and **Franz Elmer Anderson, Trustee** of **Anderson Family Trust** of in their stated capacity and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Leslie A. Spencer
Notary Public/Attorney at Law
Print name:
Exp: 9/26/2020